

Mansfield Commercial Partners, L.P.
P.O. Box 701569 Dallas, TX 75370
(214) 505-9409

June 20, 2018

City of Mansfield
Development Services
1200 E Broad Street
Mansfield, TX 76063

Re: Case Number ZC#18-011

Ladies and Gentlemen:

I'm writing in support of Turnkey Construction and Development Group's application for re-zoning from C-2 to a Planned Development District for town homes. I believe town home development is the highest and best use for the property.

Our group has owned the property for over 14 years and we have received no interest from retail users. The property configuration was planned with a neighborhood grocery store-anchored shopping center in mind, but than plan did not work.

The only serious interest we have received in the past was for assisted living projects and apartments. There is a surplus of land for retail development in the area, most with better frontage than our property. Plus there is a significant amount of empty existing retail space on Cooper Street.

If the re-zoning request is not approved, I'm afraid the only option we have to sell the property will be to lower the price, which will likely attract a less-desirable project instead of the high-quality project proposed by Mark Feuling.

I believe an upscale town home development is very compatible with the neighboring single-family development and will make a great first impression to people entering the city. Such a project will add substantially to the city's tax base.

I understand the Turner Warnell frontage is in the city of Arlington, so Mansfield will not be responsible for the cost of that road.

We ask that you approve the proposed re-zoning and thank you for your consideration.

Sincerely,

A handwritten signature in green ink that reads "Hector Escamilla Jr.".

Hector Escamilla Jr., President
Escamilla Capital Corporation, General Partner